

November 12, 2013

7:00 p.m.

Planning Department
Planning Annex Conference Room

MEMBERS PRESENT: Commissioners Natalie Black, Jake Cordova, Donna Cosgrove, George Swaney, Leslie Polson, Doug Branson, Kurt Karst, and Dee Whittier.

MEMBERS ABSENT: Brent Dixon, David Hodder, George Morrison, and Margaret Wimborne.

ALSO PRESENT: Planning Director Brad Cramer, Recording Secretary Cynthia Likes, and interested citizens.

CALL TO ORDER: Chair Cordova called the meeting to order at 7:04 p.m. and reviewed the public hearing process.

MINUTES: Polson moved to defer approval of the minutes of September 17, 2013, and October 1, 2013, until the next meeting. Black seconded the motion and it passed unanimously.

BUSINESS ITEMS:

Final Plat: Eagle Rock Town Center, Division No. 1, 1st Amended. Cramer presented the staff report, a part of the record. Cramer clarified for Cosgrove that the cross access point was between Lot 4 and Lot 5 on the plat. Cramer clarified for Polson that the existing plat is one lot and this amendment will divide it into two lots.

Cordova opened the meeting to the public. The applicant was not present. Cramer clarified the firm doing the plat is from Kansas and they asked Kurt Roland from Eagle Rock Engineering to submit the plat. There were no further comments from the public.

Cordova closed the hearing.

Karst moved to recommend to the Mayor and City Council that the final plat for the Eagle Rock Town Center Division No. 1, 1st Amended, be approved with the conditions that a copy of the draft cross-access agreement be submitted and all corrections requested by the City surveyor be addressed and a new plat submitted to staff prior to scheduling the application for review by City Council.

Whittier seconded the motion, and it passed unanimously.

MISCELLANEOUS:

December Meeting: Cramer suggested moving the next meeting from December 3, 2013, to December 10, 2013, due to the City Council run-off election. Karst agreed and it was unanimously approved to move the meeting to December 10, 2013, in the Council Chambers.

County Planning Commission: Cramer said George Morrison had volunteered to be on the County Planning Commission, but due to personal issues will not be able to. A new volunteer is needed. The County would prefer someone from the Planning Commission. Cramer asked for volunteers. It was decided the Commissioners would consider it and bring ideas to the next meeting.

Creations of a Child: Cordova requested an update on the development of the Creations of a Child. The Commission had recommended denial because they had not fulfilled their agreement on the first part of their project. In further researching the property, a staff member had inspected the property in June, 2006, and determined the project had met the requirements. However, the additional parking lot which encroaches on the adjacent property was not constructed until after this inspection. The applicant has since planted more trees and shrubs around the perimeter, and purchased the lot where the additional parking was constructed. They built a 6 foot fence as required by the ordinance and now have met all zoning requirements. Since all the Planning Commission concerns were met, Cramer recommended the City Council approve the application.

PUBLIC HEARINGS:

Amendment of Comprehensive Plan Policy Statements: Cramer presented the staff report and slides, a part of the record. The major changes address transition areas, vacant and deteriorated areas, and the transportation plan. The changes are based on comments from the public and are intended to be a reflection of what they thought the City should be. Cramer said the objective is for the Commission to determine if the proposed changes to the plan accurately reflect what the public said they wanted to see in the public outreach events and what the Commission discussed in their work sessions.

Cosgrove said she felt the auditorium district was not reflected in the plan at all, including policy statements or the map. Karst said the stated properties are pretty well planned out. Cosgrove believes that could be said about many things. She also asked certain areas received rankings, especially the intersection improvement projects discussed in the plan. Cramer explained one of the sections of the “plan van” included maps and a list of transportation projects. The participants were asked to rate their top three priorities. In those top twenty policy statements listed, there was nothing that was specific to the auditorium district and the public was not asked how they expected it to develop. Cordova suggested now that we know the events center will be there, it should be revisited to reconsider surrounding zoning and land use issues. Cosgrove agreed and suggested to consider the impact to the wants and needs for the area and the transportation plan for the next ten years.

Cramer suggested the Commission consider recommending approval as written, recommending approval with changes, or if the Commission needs more time, recommending it be discussed in December. Polson asked if approval was needed tonight because the County is also working their plan. Cramer said he would prefer to have City Council approval before the end of the year, if possible. Cramer explained that the County is eager to review the area impact agreement and this document is an important part of that process. There was discussion regarding the current issues with the area of impact agreement and the need for a volunteer to serve on the County Planning Commission.

Cosgrove moved to recommend to the Mayor and City Council approval of Comprehensive Plan Policy Statements. Karst seconded the motion, and it passed unanimously.

The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Cynthia Likes, Recording Secretary